2a Green Lane North, Thorpe End, NR13 5BD

£640,000
A unique four bedroom detached family home with beautifully presented accommodation including four reception rooms, two en-suite shower rooms and a bathroom. The property is set well back from the road down a long driveway with a west/south west facing rear garden.

DESCRIPTION
Tucked away in an attractive non-estate location within the ever popular suburb of Thorpe End. This highly individual and very well presented detached family home offers approximately 3,000sq.ft of accommodation featuring a triple aspect 26ft sitting room with wood burner, a delightful garden room, dining room, study, fitted oak kitchen with integral appliances and utility room, with four first floor bedrooms, two of which feature en-suites. Finished to a high specification, the property benefits from gas fired central heating to radiators on the first floor and under floor heating to the ground floor with UPVC sealed unit double glazing, solar panel system for hot water and a cyclone filtrated internal vacuum system.

LOCATION
Thorpe End Garden Village is a very popular residential area to the north-east of Norwich. The B1140 runs through the village from Norwich to the Norfolk Broads area and there is a bus service from the village green into Norwich city centre. Local amenities include a post office/newsagent, hairdressers and an Aga shop. There is also a church and a village hall. A much wider range of amenities, including shops, a Sainsbury's store, all levels of schools, doctors and dentist surgeries and health and leisure centres can be found in the nearby suburb of Thorpe St Andrew. There is also easy access from the area to the A47 Norwich southern bypass.

DIRECTIONS
From the roundabout on the inner ring road at the junction with Barrack Street, Riverside Road and Gurney Road, proceed up Ketts Hill and into Plumstead Road. Continue along Plumstead Road to the Heartsease roundabout and take the second exit into Plumstead Road East. Remain on this road through Thorpe St Andrew, passing Dussindale Drive on the right and up on reaching Thorpe End take the first turning on the right into Green Lane North. The driveway to 2a will be found on the right hand side.

ACCOMMODATION
On the Ground Floor:-

ENTRANCE PORCH
Ceramic tiled floor. Glazed door to:

RECEPTION HALL
6.32m max including staircase x 2.43m (20’9” x 8’). Turning staircase to first floor. Coats cupboard.

CLOAKROOM
1.90m x 0.94m (6’3” x 3’1”). White two-piece suite comprising wash hand basin with cupboard under and WC with concealed cistern. Travertine floor.

DINING ROOM
4.57m x 4.39m (15’ x 14’5”). Three windows to front aspect. Oak flooring.

STUDY
2.21m x 3.58m (7’3” x 11’9”). Window to side.

GARDEN ROOM
4.67m x 4.49m (15’4” x 14’9”). A bright and airy room with oak flooring. Storage cupboard. Four windows and French doors leading out to the lawned rear garden.
SITTING ROOM

7.97m x 4.95m (26'2" x 16'3"). A triple aspect room with windows to front and side aspect and door to rear garden. Cast iron wood burning stove set in red brick fireplace with a tiled hearth.

KITCHEN

4.57m x 4.52m (15' x 14'10"). Inset 1½ bowl sink unit with drainer and mixer tap. Good range of base and eye level units with light oak panelled doors. Integral Neff dishwasher. Built-in Neff oven and combination oven. Samsung American style fridge/freezer. Island unit with 4 ring induction hob and down draught extractor fan. Ceramic tiled floor.

UTILITY ROOM

4.08m x 2.99m (13'5" x 9'10"). Inset stainless steel sink unit with drainer and mixer tap. Good range of base and eye level units. Plumbing for washing machine. Ceramic tiled floor. Cupboard housing Viessman gas boiler. Windows and glazed door to rear garden. Airing cupboard. Door to garage.

On the First Floor:-

LANDING
Access to loft space. Radiator.

MASTER BEDROOM

7.44m x 3.07m (24'5" x 10'1"). An L-shaped double aspect room with dormer windows to front and rear. Two radiators.

EN-SUITE

3.40m x 1.75m (11'2" x 5'9"). Sloping ceiling. White suite comprising WC and pedestal wash hand basin. Walk-in double shower cubicle (full width). Base storage cupboards. Heated towel rail. Velux window.

BEDROOM 2

5.81m x 3.25m (19'1" x 10'8"). Sloping ceiling. Two Velux roof lights. Radiator.

BEDROOM 3

4.03m to waist height x 3.50m plus recess (13'3" x 11'6"). Dormer window and Velux roof light to rear. Storage cupboard. Radiator. Sloping ceiling.

BEDROOM 4

3.93m x 3.63m (12'11" x 11'11"). At waist height. An irregular shaped five sided room with four Velux windows. Two radiators.
EN-SUITE
Corner shower cubicle. Wash hand basin in vanity unit with cupboard under. Heated towel rail.

BATHROOM
Sloping ceiling. White suite comprising corner bath with mixer tap and shower unit, WC, wash hand basin in vanity unit. Heated towel rail. Dormer to front.

OUTSIDE
A driveway leads through a 5-bar gate to a long shingle drive which widens to the front of the property for additional parking/turning space and leads to an integral double garage with twin up and over doors, light and power and door to utility room. There is a lawned front garden area and garden areas bordering the driveway which are well stocked with established trees, flowers and shrubs.

There are gates on both sides of the property and pathways leading to the rear garden which is west/south-west facing, landscaped and laid to lawn with established flower and shrub beds and borders and two paved patio areas to the immediate rear of the property.

There is also a small vegetable garden, greenhouse and timber and felt roof garden shed. Outside cold water tap and an external double electric plug socket to the rear of the property.

AGENT'S NOTES: (1) The vendors own all of the driveway to Green Lane North and the neighbour has a vehicular right of access to pass over the first section of the driveway to their own driveway and garage before the 5-bar gate to the vendors’ property. (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing Strictly by Prior Appointment through the Selling Agents’ Norwich Office.
Tel: 01603 629871

These Particulars were prepared in April 2016.
Ref: NRS5888
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